089.0	0003	0015.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	713,500 /	713,500
USE VALUE:	713,500 /	713,500
ASSESSED:	713,500 /	713,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		HEMLOCK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SWEENEY RICHARD A & MARY S
Owner 2:	
Owner 3:	
Street 1:	41 HEMLOCK STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 9,841 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1915, having primarily Aluminum Exterior and 1273 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9841.000	212,800		500,700	713,500
Total Card	0.226	212,800		500,700	713,500
Total Parcel	0.226	212,800		500,700	713,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 560.71 | /Parcel: 560.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 089.0-0003-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	212,900	0	9,841.	500,700	713,600	713,600	Year End Roll	12/18/2019
2019	101	FV	183,200	0	9,841.	507,800	691,000	691,000	Year End Roll	1/3/2019
2018	101	FV	183,200	0	9,841.	379,100	562,300	562,300	Year End Roll	12/20/2017
2017	101	FV	183,200	0	9,841.	343,300	526,500	526,500	Year End Roll	1/3/2017
2016	101	FV	183,200	0	9,841.	329,000	512,200	512,200	Year End	1/4/2016
2015	101	FV	172,800	0	9,841.	278,900	451,700	451,700	Year End Roll	12/11/2014
2014	101	FV	172,800	0	9,841.	264,600	437,400	437,400	Year End Roll	12/16/2013
2013	101	FV	172,800	0	9,841.	251,800	424,600	424,600		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SWEENEY GEORGE	22375-575		9/9/1992		156,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/17/2018	MEAS&NOTICE	CC	Chris C
3/26/2009	Measured	197	PATRIOT
4/7/2000	Inspected	264	PATRIOT
1/26/2000	Measured	163	PATRIOT
8/7/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9841		Sq. Ft.	Site		0	70.	0.73	5									500,664						500,700	

Total AC/HA: 0.22592 | Total SF/SM: 9841 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 500,664 | Spl Credit | Total: 500,700

User Acct

56405

GIS Ref

GIS Ref

Insp Date

10/17/18

!7218!

PRINT

Date	Time
12/10/20	21:52:54

LAST REV

Date	Time
04/30/19	15:50:33

apro

PAT ACCT. 7218

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	56405
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	56800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	308448
Depreciation:	95619
Depreciated Total:	212829

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1		HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

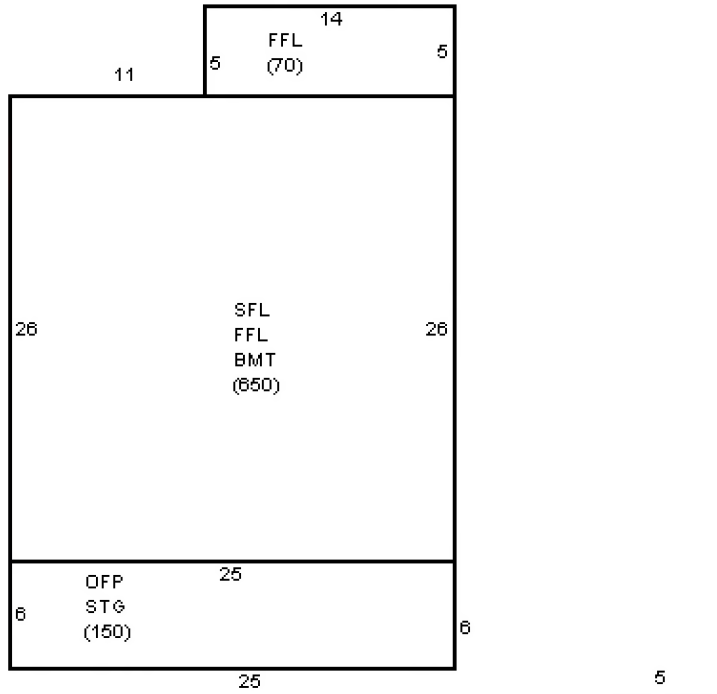
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	173.73
Special Features:	0	Val/Su Net:	103.30
Final Total:	212800	Val/Su SzAd	167.23

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	720	173.730	125,084
SFL	Second Floor	553	173.730	95,985
BMT	Basement	488	52.120	25,408
OFP	Open Porch	150	27.220	4,083
STG	Storage	150	7.260	1,089
	Net Sketched Area:	2,060	Total:	251,649
Size Ad	1272.5	Gross Are	2320	FinArea 1273

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	75				
SFL	85				

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

089.0-0003-0015.0

IMAGE

AssessPro Patriot Properties, Inc